

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - August 12, 1970

Appeal No. 10501 Parkwood Inc., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made seconded and carried, with Messrs. Arthur B. Hatton, and William F. McIntosh dissenting, the following Order of the Board was entered at the meeting of August 18, 1970.

EFFECTIVE DATE OF ORDER - September 14, 1970

ORDERED:

That the appeal for permission to erect office building with roof structures in accordance with Section 3308 at 1010 - 4th St., NW., lot 856, Square 515, be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-3-B District.
2. The subject property is an improved lot.
3. Appellant requests that the Board reinstate its previous order in this case BZA Appeal No. 9601 which was granted May 21, 1968. Appellant alleged that conditions remain the same as they did at that time.
4. Appellant proposed to erect an eight (8) story office building with some underground parking and a roof structure to house the elevator machinery, stairs, mechanical equipment, and cooling tower.
5. The area of the lots are 118,550 square feet and the area of the proposed building will be 770,575 square feet with an F.A.R. of 6.5.
6. The area of the proposed roof structure will be 29,637 square feet with an F.A.R. of 0.25.
7. The material and color of the street facade and of the roof structure will be natural anodized aluminum. There will be gray glass.

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8. This appeal was filed and heard under plans by Vlastimil Koubek, AIA, Architect, drawings Nos. A-1, A-27, A-28, A-24, A-25, and A-30, approved as noted by Mr. Arthur P. Davis, member of the Board on September 4, 1968.
9. Opposition was registered at the public hearing to the granting of this appeal.

OPINION:

The Board concludes that the roof structures of this proposed office building will harmonize with the street frontage of the building in architectural character, material, and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.